



The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order

Invocation

Pledge of Allegiance

Quorum (80%)

Approval of Minutes for May 19, 2005

Deanne Hall moved to approve the minutes of May 19, 2005. Dean Thompson seconded the motion. Motion carried 4-0.

Reading of the Agenda

Approval of the Agenda

Dean Thompson moved to approve the agenda as presented. Motion seconded by Tony Atkins and carried 4-0.

Old Business

Vice Chairman Sprague

Dean Thompson

Tony Atkins

Vice Chairman Sprague

Vice Chairman Sprague

Director Browning

Vice Chairman Sprague



1. **Northridge, Phase II**, located on the west side of North Belair Road, zoned R-3 RCO, 9.47 acres 38 lots. *Commission District 1*

Tony Atkins made the motion to approve the preliminary plat of Northridge, Phase II, to include all departmental comments. Motion seconded by Deanne Hall and carried 4-0.

2. **George Lavarney**, property located at 6628 Crawford Place Road, zoned R-A, 15.74 acres, 4 lots. *Commission District 4*

Dean Thompson made the motion to disapprove the preliminary plat of George Lavarney. Motion seconded by Deanne Hall and carried 4-0.

New Business

Preliminary Plat

Director Browning/Staff

3. **Chamblin Place**, Phase 1, Located on Chamblin Road, Zoned R-2 RCO, 84 lots, 26.7 acres, *Commission District 3*

Deanne Hall made the motion to table the preliminary plat of Chamblin Place per the request of Jason Long until the July 7, 2005 meeting. Motion seconded by Dean Thompson and carried 4-0.

Rezoning

Director Browning/Staff

4. **RZ 05-06-01** request by Vernon Smith and Ernie Blackburn to rezone Tax Map 081A Parcel 035A, 3.54 acres from PUD (planned unit development) to P-1 (professional) located



approximately 110 feet from the intersection of Fury's Ferry Road and Oak Brook Drive.
Commission District 1

Dean Thompson made the motion to disapprove RZ05-06-01 and to close the public hearing.
Motion seconded by Deanne Hall and carried 3-1. (Tony Atkins opposed)

5. **RZ 05-06-03** request by H. Lawson Graham and Cheol Jang to rezone Tax Map 069 Parcel 096, 5.16 acres from R-1 (single family residential) to S-1 (special district for a church) located at 4705 Wrightsboro Road. *Commission District 4*

Tony Atkins made the motion to approve RZ05-06-03 to include all departmental comments and to close the public hearing. Motion seconded by Dean Thompson and carried 4-0.

6. **RZ 05-06-04** request by FJL, LLC and Bonnie and Ronnie Risher to rezone Tax Map 072A Parcel 102, 0.46 acres from R-2 (single family residential) to C-2 (general commercial) located at 510 North Belair Road. *Commission District 1*

Deanne Hall made the motion to approve RZ05-06-04 to include all departmental comments and to close the public hearing. Motion seconded by Tony Atkins and carried 4-0.

7. **RZ 05-06-05** request by Westside Christian Church and Loren Perry to rezone Tax Map 065 Parcel 020A, 9.99 acres from R-1 (single family residential) to S-1 (special district for a church) located on Halali Farm Road approximately 2,640 feet north of Washington Road.



Commission District 3

Deanne Hall made the motion to approve RZ05-06-05 to close the public hearing and include all departmental comments including the condition that the recreation area not be lighted. Motion seconded by Dean Thompson and carried 3-1. (Tony Atkins opposed)

8. **RZ 05-06-06** request by Paul Peterson and Marie Collins to rezone Tax Map 078 Parcels 034A and 035, 6.0 acres from R-1 (single family residential) to PUD (planned unit development) located on the northwest corner of the intersection of Jennings Road Evans to Locks Road. ***Commission District 1***

Dean Thompson made the motion to approve RZ05-06-06 to include all departmental comments and close the public hearing. Motion seconded by Deanne Hall and carried 4-0.

Staff Comments

Director Browning/Staff

Mr. Browning advised the planning members of three community meetings coming up on the update to the growth management plan. Two will be held on June 23rd, one at the school board auditorium in Appling and the other at the Harlem High School. The third meeting is scheduled for June 28th in the Evans government center auditorium.

He advised that the residents of River Chase had been contacted regarding their M-2 zoning and expected they would be submitting a petition for rezoning to R-1. If that is received soon

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the public hearing for that rezoning would be advertised for the second meeting in July or the first meeting in August.

Public Comments

Vice Chairman Sprague

None

Adjourn

Vice Chairman Sprague

There being no further business, the meeting adjourned at 8:16 p.m.

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Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Ron Thigpen, Chairman
District 1 [Stephen Brown]	Tom Sprague, Vice Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall



District 4 [Lee Anderson]	Tony Atkins
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Meeting Schedule: June - July 2005

Board/Commission	Date	Time	Location
Planning Commission	June 16, 2005	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	June 21, 2005	6:30 PM	Evans Government Center Auditorium
Community Workshop- Growth Management Plan Update	June 23, 2005	6:30 PM	Harlem High School, Harlem Board of Education Auditorium, Appling
Planning & Engineering Services Committee	June 27, 2005	3:30 PM	General Conference Room, Building A
Community Workshop- Growth Management Plan Update	June 28, 2005	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	July 5, 2005	6:30 PM	Evans Government Center Auditorium
Planning Commission	July 7, 2005	6:30 PM	Evans Government Center Auditorium
Growth Management Plan Update Steering Committee	July 11, 2005	6:00 PM	Evans Government Center Auditorium
Board of Commissioners	July 19, 2005	6:30 PM	Evans Government Center Auditorium
Planning Commission	July 21, 2005	6:30 PM	Evans Government Center Auditorium



Planning & Engineering Services Committee	July 25, 2005	3:30 PM	General Conference Room, Building A
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*Items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, July 5, 2005** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, July 1, 2005 to place their name on the agenda for presentation.*